



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR: (check one of the following)

- | | | |
|---|--|--|
| <input type="checkbox"/> Lot Split | <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Lot Line Revisions | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Building Line |

File # 1259 Application Fee \$200 Surcharge Fee \$60 Date Received 5.20.16
RI-16
Street Address 701 Farmington Avenue

Lot or Parcel # _____ Acreage/Lot Area _____ Zone RM-1/RM-6

Applicant's Interest in Property: _____

Brief Description of Proposed Activity: Continued use as Child Care
Center - 2 year review

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Congregation Beth Israel
Record Owner's Name

701 Farmington Avenue
Street

West Hartford CT 06119
City State Zip

860 233-8215
Telephone #

Contact Person:

Gerry Pastor
Name

555 Day Hill Road
Street

Windsor CT 06095
City State Zip

860 989-9302
Telephone #

Educational Playcare
Applicant's Name

555 Day Hill Road
Street

Windsor CT 06095
City State Zip

860 989-9302
Telephone #

[Signature]
Applicant's Signature

[Signature]
Signature of Owner/Authorized Agent

g.pastor@educationalplaycare.com
E-Mail



EDUCATIONAL PLAYCARE

Box 129 West Simsbury, CT 06092

Gerry Pastor, Secretary

gpastor@educationalplaycare.com



Tel: (860) 989-9302

Fax: (860) 341-4447



May 20, 2016

To: The Zoning Commission

Re: Two Year Look-back on existing permit

Background

Educational Playcare opened in 1986 by Jane Porterfield. Over the years we have provided childcare and preschool programs to literally thousands of children. In 2001 Jane was joined by her husband (Gerry Pastor) when it opened its second location in Farmington, CT. Today we operate 10 schools throughout CT.

In May of 2014 we opened in the first floor of Congregation Beth Israel at 701 Farmington Ave. The space was previously operated as a day care center by "Noah's Ark". In March of 2015 we opened the second phase of the renovation of the space previously. The cost of the two renovations, which substantially brought a thirty year old building to current building code exceeded \$1.4m. Currently we are at maximum capacity and have a waiting list of over 50 families.

Look-back

Things have gone VERY smoothly. We enjoy a wonderful relationship with the synagogue.

The only significant concern that might be raised is parking. This was initially a problem but we have remedied through an agreement to use the back parking lot at St. John's church. (see attached letter).

Sincerely,

Gerry Pastor
Secretary



Saint John's Episcopal Church

679 Farmington Avenue, West Hartford, CT 06119-1895

860.523.5201

fax 860.231.8521

office@sjparish.net

www.sjparish.net

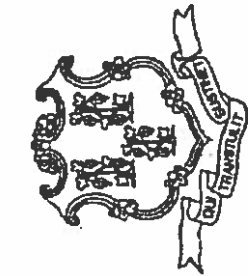
May 20, 2016

To Whom It May Concern:

St. John's Church agreed to allow Educational Playcare to use 25 spaces in our rear parking lot from 7 am to 6 pm weekdays. The fee for use of the spaces is \$4,000 per month. In addition Educational Playcare agreed to reimburse us for the prorated cost of snow removal.

Sincerely,

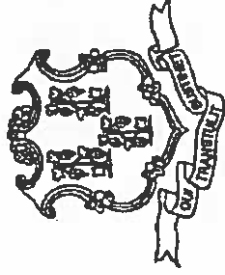
Joyce Reemts
Financial Secretary



State of Connecticut

Department of Public Health

410 Capitol Avenue, Hartford, CT 06134
(860) 509-8045



In Accordance with Connecticut General Statutes 19a-77 to 19a-87 inclusive,
the Department of Public Health issues this license, which is non-transferable, to:

CONGREGATION BETH ISRAEL INC
701 FARMINGTON AVENUE
WEST HARTFORD, CT 06119

to operate a

Child Day Care Center

at

NOAH'S ARK CD CHILD CENTER - CONG BETH ISRAEL
701 FARMINGTON AVENUE
WEST HARTFORD, CT 06119

License Number: **DCCC.13159**

Expiration Date: **03/31/2018**

Approved for the Following Services:

Children Under 3 Yrs; Pre-School

Maximum Children at One Time: **177**

Children Under 3 Years of Age: **92**

Jewel Mullen, MD, MPH, MPA
Commissioner

Catherine Dorau

From: Catherine Dorau
Sent: Thursday, May 26, 2016 4:42 PM
To: 'Gerry Pastor'
Cc: Todd Dumais; Brittany Bermingham
Subject: 7001 Farmington Avenue - SUP #1259-R2-16
Attachments: DOC076.pdf

Gerry,
The Town of West Hartford Zoning Regulations - Section 177-32.G. requires Alternate Parking (parking not located on the site) shall request permission from the Town Plan and Zoning Commission(TPZ). Your application narrative to the TPZ should be revised to specifically request this 'Alternative Parking'. We will be finalizing our TPZ Agenda early next week and this request should be included in with your application.

Additionally, is there any type of 'executed written lease agreement with regard to the proposed parking, with signatures witnessed and acknowledged in accordance with the requirements of the laws of the State of Connecticut for the proper execution of deeds' ? (also required under section 177-32.G) This should be provided for review by our Deputy Corporation Counsel.

I'm attaching a copy of our GIS map that shows both locations – please mark where Educational Playcare is located as well as where the 'alternative parking' is proposed.

Best Regards,

Catherine Dorau
Associate Planner
Town of West Hartford
Department of Community Services: Planning and Zoning Division
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

New Email: cdorau@westhartfordct.gov

Catherine Dorau

From: Catherine Dorau
Sent: Wednesday, June 17, 2015 10:54 AM
To: Todd Dumais
Cc: Christine Campasano
Subject: 701 Farmington Avenue - SUP #1259

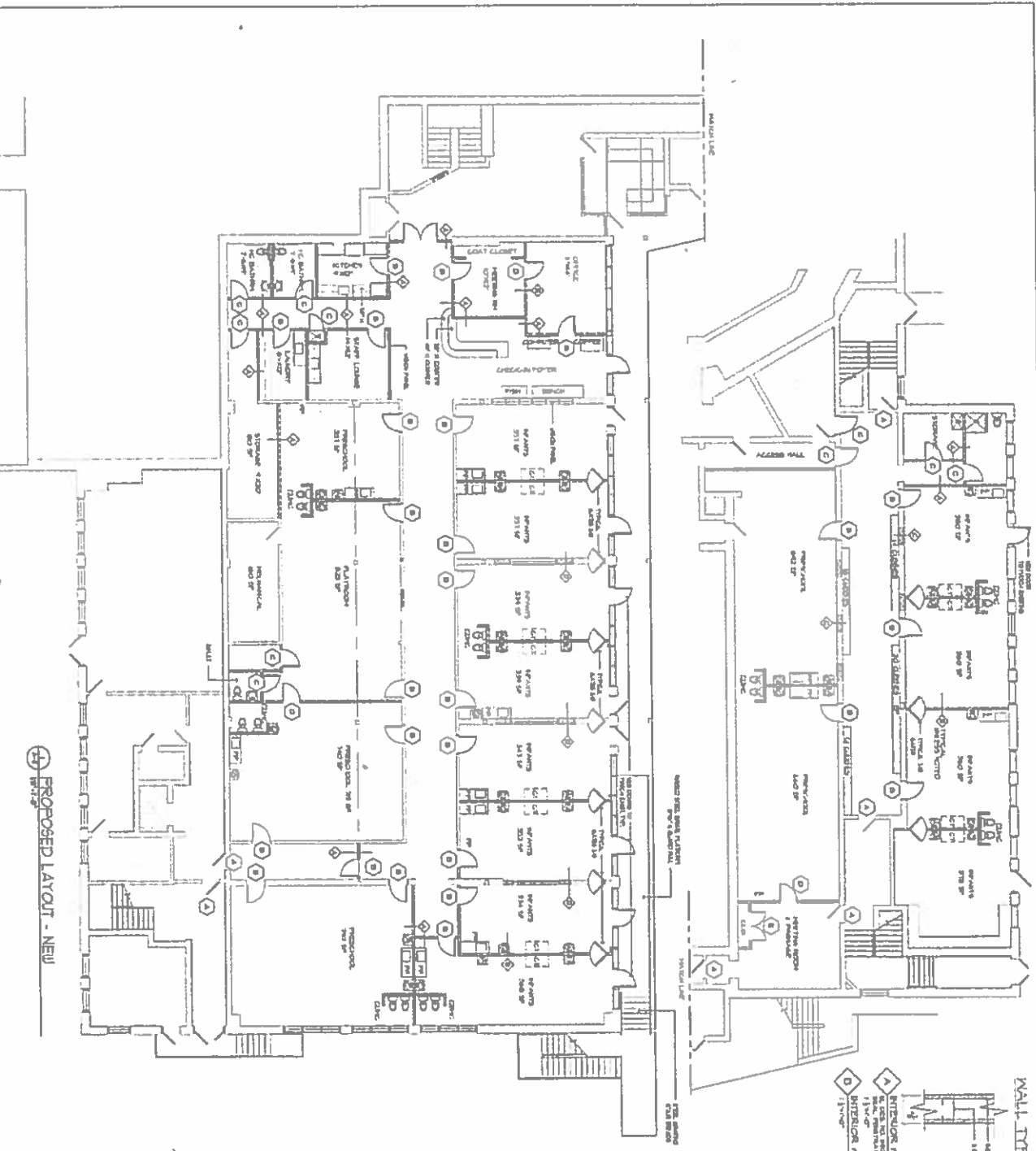
Todd,

FYI - I spoke with Jane Porterfield, Executive Director of Noah's Ark Childcare at the Congregational Beth Israel regarding a complaint of street parking on Fenway being contrary to the SUP approval. A complaint was received that daycare workers were parking in the street (the complainant said a worker he spoke with said they were told to park there versus the parking lot).

Ms. Porterfield confirmed that they told the staff to park in the street if they could... she was under the impression that was ok. I explained the SUP requires the parking associated with the use be located on site and went over Section 177-42A(5)a. – in particular #3 (TPZ findings on parking). We went over the record – which stated there was plenty of parking on site for staff/pickups and drop offs, etc. We discussed the look-back and she was going to advise staff of the parking requirement to be on site.

I also called Laurie Leader, contact for the SUP at the synagogue, and went over the same information. She appreciated the call.

Cathy



LEGEND

- EXTERIOR WALL
- INTERIOR WALL
- DOOR
- WINDOW
- VISION PANEL
- DOOR TYPE A
- DOOR TYPE B
- DOOR TYPE C
- DOOR TYPE D
- DOOR TYPE E
- DOOR TYPE F
- DOOR TYPE G
- DOOR TYPE H
- DOOR TYPE I
- DOOR TYPE J
- DOOR TYPE K
- DOOR TYPE L
- DOOR TYPE M
- DOOR TYPE N
- DOOR TYPE O
- DOOR TYPE P
- DOOR TYPE Q
- DOOR TYPE R
- DOOR TYPE S
- DOOR TYPE T
- DOOR TYPE U
- DOOR TYPE V
- DOOR TYPE W
- DOOR TYPE X
- DOOR TYPE Y
- DOOR TYPE Z

DOOR TYPES

A 3'-0" x 7'-0" SWINGING DOOR WITH 1/2" GLASS INSERT AND 1/2" GLASS INSERT

B 3'-0" x 7'-0" SWINGING DOOR WITH 1/2" GLASS INSERT AND 1/2" GLASS INSERT

C 3'-0" x 7'-0" SWINGING DOOR WITH 1/2" GLASS INSERT AND 1/2" GLASS INSERT

D 3'-0" x 7'-0" SWINGING DOOR WITH 1/2" GLASS INSERT AND 1/2" GLASS INSERT

E 3'-0" x 7'-0" SWINGING DOOR WITH 1/2" GLASS INSERT AND 1/2" GLASS INSERT

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U 3'-0" x 7'-0" SWINGING DOOR WITH 1/2" GLASS INSERT AND 1/2" GLASS INSERT

V 3'-0" x 7'-0" SWINGING DOOR WITH 1/2" GLASS INSERT AND 1/2" GLASS INSERT

W 3'-0" x 7'-0" SWINGING DOOR WITH 1/2" GLASS INSERT AND 1/2" GLASS INSERT

X 3'-0" x 7'-0" SWINGING DOOR WITH 1/2" GLASS INSERT AND 1/2" GLASS INSERT

Y 3'-0" x 7'-0" SWINGING DOOR WITH 1/2" GLASS INSERT AND 1/2" GLASS INSERT

Z 3'-0" x 7'-0" SWINGING DOOR WITH 1/2" GLASS INSERT AND 1/2" GLASS INSERT